

**DESIGN CRITERIA**  
PROVIDE STORAGE FOR RUNOFF FROM A 2" STORM  
USE: 12" DIA. DRYWELLS, VOLUME = 100.88 CF/VF

### RUNOFF COEFFICIENTS

PAVEMENT	(C=1.0)
ROOF	(C=1.0)
LANDSCAPED	(C=0.15)

### DRAINAGE SYSTEM "A"

TRIBUTARY AREA '1'

VOLUME REQUIRED

<u>SURFACE</u>	<u>AREA</u>	<u>C</u>	<u>STORM</u>	<u>VOLUME</u>
PAVEMENT	141,053 SF	x 1.0	x 2/12 =	23,509 CF
ROOF	52,416 SF	x 1.0	x 2/12 =	8,736 CF
LANDSCAPED	89,676 SF	x 0.15	x 2/12 =	2,242 CF
TOTAL VOLUME REQUIRED =				34,487 CF
VERTICAL FEET REQUIRED		34,487	/ 100.88 =	341.86 VF

## VOLUME PROVIDED

USE: 29 DRYWELLS (12' DIA.) @ 12' EFFECTIVE DEPTH  
VOLUME PROVIDED ( 29 x 100.88 x 12' ) = 35,106 CF ( > 34,487 CF REQ'D )

**SITE PLAN NOTES:**

1. INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
2. NOTIFY THE OWNER AND HDM (TELEPHONE 831-756-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
3. COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
4. PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAYS/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
5. DURING ALL NON-WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
6. ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
7. ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
8. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
9. RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
10. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 8 INCHES OF TOPSOIL AND SEED.
11. REMOVE ALL ASPHALT FROM EXISTING CASTINGS.
12. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.

GRADING & DRAINAGE NOTES:

1. NEW DRAINAGE SYSTEMS SHALL CONFORM TO THE SIZING AND DESIGN CRITERIA OF THE TOWN OF ISLIP AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STORMWATER DESIGN MANUAL.
2. ALL 12"Ø DRYWELLS ARE TO HAVE A MINIMUM 12' SEPARATION BETWEEN ADJACENT DRYWELLS.

## LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
EXISTING DECIDUOUS TREE	
NEW DECIDUOUS TREE	
NEW FLOWERING TREE	
NEW EVERGREEN TREE	
NEW DECIDUOUS SHRUB	
NEW EVERGREEN SHRUB	

### EXISTING SITE FEATURE LEGEND

DESCRIPTION	SYMBOL
CATCH BASIN	
INLET	
HYDRANT	
WATER VALVE	
LIGHT	
PULL BOX	
UTILITY POLE/GUY POLE	
IRRIGATION CONTROL BOX	
SIGN	
TWO POST SIGN	
MANHOLE	
BOLLARD	
FLAG POLE	
DECIDUOUS TREE	
CURB	
FENCE	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
DETECTABLE WARNING PAD	

### PROPOSED SITE FEATURE LEGEND

DESCRIPTION	SYMBOL
CURB	
VISUAL & SOUND BARRIER	
ASPHALT PAVEMENT	
CRUSHED STONE PAVEMENT	
CRUSHED STONE GROUND COVER	
CHAIN LINK FENCE	
SETBACK LINE	
LIGHT POLE	
SPOT GRADE	

## SITE DATA

SCTM:	500-24-01-18.9
ZONE:	INDUSTRIAL 1
PROPOSED USE:	BATTERY ENERGY STORAGE FACILITY
SITE AREA:	283,144.82 SF (6.50 ACRES)

## BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MAXIMUM STRUCTURE HEIGHT	60 FT	55.25 FT*
MAXIMUM FAN	0.35	0.19
MINIMUM LOT AREA	20,000 SF	28,142 SF
MINIMUM LOT WIDTH	100 FT	44.75 FT
MINIMUM FRONT YARD 1	50 FT	50.00 FT
MINIMUM FRONT YARD 2	50 FT	50.00 FT
MINIMUM SIDE YARD	50 FT	50.00 FT
MINIMUM REAR YARD	25 FT	20.00 FT
MINIMUM LANDSCAPE AREA	20%	32.0%
MINIMUM LANDSCAPE AREA IN FRONT YARD	10%	14.4%
MINIMUM LANDSCAPE SPRING ALONG STREET FRONTAGE	25 FT	25 FT
MINIMUM STREET TREES ALONG STREET FRONTAGE	20 FT O.C.	20 FT O.C.
MINIMUM BESS SETBACK TO VEGETATION	10 FT	10 FT
MAXIMUM FENCEWALL HEIGHT	8 FT	12 FT
MINIMUM FENCEWALL SETBACK	10 FT	10 FT

### PARKING CALCULATIONS

THERE IS NO PARKING REQUIREMENT FOR THIS USE CATEGORY

**BUILDING SUMMARY (FAR CALCULATION):**

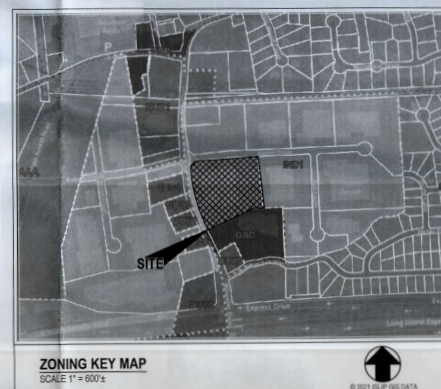
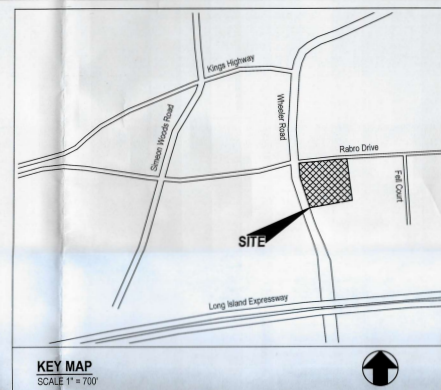
NEW BATTERY ENERGY STORAGE SYSTEM (BESS) UNITS (276 UNITS x 160 SF EACH)	45,360 SF LOT COVERAGE
NEW TRANSFORMER & INVERTER CONTAINER UNIT (35 UNITS x 160 SF EACH)	5,600 SF LOT COVERAGE
NEW SUBSTATION CONTROL BUILDING	448 SF LOT COVERAGE
TOTAL LOT COVERAGE	52,416 SF (18.5% OF LOT AREA)

**SURVEY NOTES:**

1. PARCEL AREA IS 283,144.82 S.F. OR 6.50 ACRES
2. SURVEY PREPARED BY H2M ARCHITECTS + ENGINEERS, DATED 12/23/20.
3. ELEVATIONS REFER TO N.A.V.D. 1988.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT

**TOWN OF ISLIP SITE PLAN NOTES:**

1. CONTACT THE ENGINEERING INSPECTOR (311-224-6360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (311-224-6010).
4. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCRoACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMPLETION OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
6. CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (311-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
8. ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED CAN BE IN A NYSDOT REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 306-1.1 OF NEW YORK PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
9. ALL FILL TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE. IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLP ITEM 25F OR ITEM 25B.
10. ALL CONSTRUCTION AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDOT FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLP ENGINEERING INSPECTOR FOR THE RECORD.
11. THE TOWN OF ISLP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 54 TO 75. ALL CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.

[illegible]

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DESIGNED BY <b>JMT</b>	DRAWN BY <b>JMT</b>	CHECKED BY <b>BJM</b>	REVIEWED BY <b>RJR</b>
PROJECT NO. <b>KCEG 2005</b>	DATE <b>OCTOBER 2022</b>	SCALE <b>1" = 30'</b>	

**KCE NY 29, LLC**

### KCE NY 29 Battery Energy Storage Facility



S/E Corner of Wheeler Road &  
Rabro Drive  
Hauppauge, NY 11788

REGULATORY REVIEW

SPECIAL PERMIT SITE PLAN

**C 100.00**

APPLICANT:

KCE NY 29, LLC  
25 MONROE STREET, SUITE 30  
ALBANY, NY 12210  
(303) 944-3324

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

